



## 6/607 Prune Street, LAVINGTON, NSW 2641

### The First Steps

Every journey starts with a single step, so come make your real estate journey's first ones here with this solid 2 bedroom home. Featuring original carpets and paint and solid brick internal walls, the roof has been recently replaced and inside, it has an open lounge and dining space, original kitchen and laundry. Both bedrooms are generous with the master having BIRs and a half-ensuite. A large reverse-cycle system ensures comfort all year round. There's a small backyard, plus a carport with storage as well. For the intelligent investor, anticipated rent is \$270 â## \$280 per week. Its proximity to transport and schools make it a viable proposition for other owner occupiers or tenants. Call now for inspection times.

Council Rates: \$762.54 pa - Water Rates: Share of \$953.67 pa plus consumption

- Bedrooms: 2
- Bathrooms: 1
- Single carport

**TYPE:** Under Contract

**INTERNET ID:** 21P9473

#### SALE DETAILS

**\$239,000**

#### CONTACT DETAILS

**Albury**

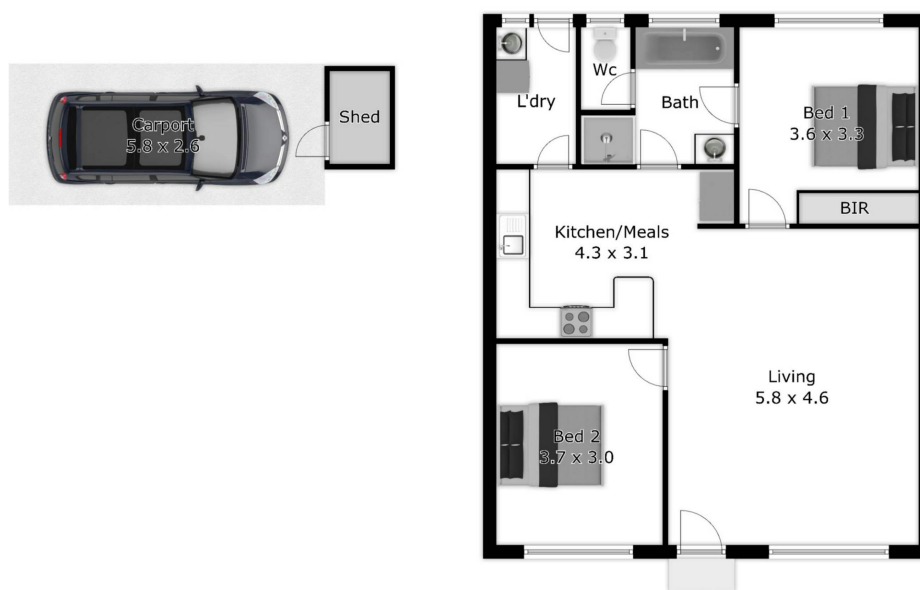
140 High Street  
WODONGA, VIC  
02 6021 2199

**Manny Gonzalez**  
0400 478 218









APPROX. FLOOR AREA  
82.0 sq. m

Please note: This plan has been generated for advertising only  
and may not be exact.  
Interested parties are to do their due diligence  
to verify any information provided in this plan.